

RECEIVED

OCT 18 2021

DATE OF SUBMISSION: ZB 2021/12
X ZONING BOARD PLANNING BOARD

RECEIVED BY: L. Federico
 APPLICATION NO. _____

TOWNSHIP OF FLORENCE
 LAND DEVELOPMENT APPLICATION

If you are not familiar with the Florence Township Ordinance requirements please ask to see a member of the Planning/Zoning Staff prior to filling out the application.

A. BASIC INFORMATION

1. APPLICANT NAME: Olivia Ramirez 2. OWNER NAME: Same as Applicant
 STREET ADDRESS: 64 Creekwood Drive STREET ADDRESS: _____
 CITY: Florence STATE: NJ ZIP: 08505 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: (609) 468-6879 TELEPHONE: _____

3. If applicant is not owner, set forth in detail the nature and source of the legal beneficial right by which you can claim to submit this application.

4. TYPE OF APPLICATION: (check as many items as applicable)
 Stated (*) application require a public hearing with notice and legal advertisement.

☐ Minor subdivision ☐ Major Site Plan - Final ☐ Interpret zoning map or ordinance
☐ Major Sub-Prel* ☐ Conditional Use* ☒ Bulk variances*
☐ Major Sub-Final ☐ Use variances*
☐ Minor Site Plan* ☐ Informal Review
☐ Major Site Plan-Prel.* ☐ Appeal of decision of an Administrative Officer ☐ Other

NOTE: If a variance is requested in conjunction with this application the exact nature of the variance must be indicated on the application Form - SEE No. 15.

5. LIST OF INDIVIDUALS WHO PREPARED PLANS:

ARCHITECT

NAME: _____
 STREET: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____

SITE PLANNER

NAME: Thomas Harris
 STREET: 26 Main Street
 CITY: Robbinsville STATE: NJ ZIP: 08691
 TELEPHONE: (609) 259-3007

ENGINEER

NAME: Daniel W. Caruso
 STREET: 201 Province Line Road
 CITY: Wrightstown STATE: NJ ZIP: 08562
 TELEPHONE: (609) 638-7720
 FAX: _____

ATTORNEY

NAME: _____
 STREET: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____
 FAX: _____

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS 64 Creekwood Drive Florence, NJ 08505
 BLOCK NO. 1166.10 LOT NO. 7

7. TYPE OF ROAD FRONTAGE: ☒ Rt. 130 ☐ Collector ☐ Secondary Local Road
☐ Arterial ☐ Primary Local Road
8. ZONE DISTRICTS: (Circle one)

☒ Residential AGR Agricultural GM General Manufacturing
RA Residential HC Highway Commercial SM Special Manufacturing
RB Residential NC Neighborhood Commercial P Park
RC Residential OP Office Park H Historic

9. DESCRIPTION OF PROPOSED USE

Present Use Residential backyard

Proposed Use Install a 14' x 30' Fiberglass Pool in residential backyard

Number of Lots 1

Lot Size	Frontages	Square Feet	Acres
Required	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Existing	<u>↓</u>	<u>↓</u>	<u>↓</u>
Proposed	<u>↓</u>	<u>↓</u>	<u>↓</u>

Primary Building Setback Requirements

	Front	One Side	Second Side	Rear
Required	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Existing	<u>↓</u>	<u>↓</u>	<u>↓</u>	<u>↓</u>
Proposed	<u>↓</u>	<u>↓</u>	<u>↓</u>	<u>↓</u>

Accessory building setback requirements (if applicable)

	Side	Rear	No. of Parking Spaces & Loading	Off Street	Loading
Required	<u>6'</u>	<u>6'</u>	Required	<u>N/A</u>	<u>N/A</u>
Existing	<u>N/A</u>	<u>N/A</u>	Existing	<u>N/A</u>	<u>N/A</u>
Proposed	<u>32.5' (L) 20' (R)</u>	<u>10'</u>	Proposed	<u>N/A</u>	<u>N/A</u>

Percent of Impervious Coverage

Allowed 30%
Existing 28.9%
Proposed 36.1%

Gross Floor Area

N/A

Height

N/A

10. UTILITIES

Public Water

Yes No
☒ Will this proposal require new water supply?
☐ Is there an existing municipal water connection?
☒ Can an existing connection service this proposal?
☒ Are additional connections required?
☒ Is the municipal water supply available?
☐ Has application been made for municipal sewer conn.?
☐ Date _____ No. of Connections _____

Well

Yes No
☒ Is there an existing well?
☐ Can the existing system service this proposal?
☒ Is a new well proposed?
☒ Has application been made?
☐ Has application been approved or denied?
☐ Date _____

Municipal Sewer

Yes No
☒ Will the proposal require new sewerage lines?
☐ Is there an existing Municipal sewer connection?
☒ Can the existing connection service the proposal?
☒ Are additional sewer connections required?
☒ Is sewer capacity available?
☐ Has application been made for municipal sewer conn.?
☐ Has application been approved or denied?

On Site Sewerage Treatment

Yes No
☒ Is there an existing septic system?
☐ Can the existing system service this proposal?
☒ Is a new system proposed?
☒ Type conventional septic
☐ alternative sewer
☐ waterless covert w/gray water

Gas Natural Gas ☐ Existing
☐ Proposed

Propane ☐ Existing
☐ Proposed

Electric ☐ Existing
☒ Proposed

☐ Above Ground
☐ Below Ground

11. OTHER APPROVALS REQUIRED AND DATE PLANS SUBMITTED

	YES	NO	MONTH/DAY/YEAR
1. New Jersey Dept. of Environmental Protection			
2. Burlington County Soil Conservation District			
3. Burlington County Planning Board			
4. N.J. Department of Transportation			
5. _____			

SUBMISSION DATA

12. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING APPLICATION
(attach supplemental sheet if necessary)

QUANTITY	DESCRIPTION OF ITEMS	MONTH/DAY/YEAR
	N/A	

13. SUPPLEMENTAL ITEMS (COMPLETE AS NECESSARY)

PREVIOUS APPLICATIONS OR ACTIVITY:

☒ NO ☐ YES IF YES _____
MONTH/DAY/YEAR

TYPE OF ACTION _____ APPROVED _____ DISAPPROVED

14. DEED RESTRICTIONS OR COVENANTS AFFECTING THIS APPLICATION: ☐ YES (attach copy if yes)
☒ NO

15. ARGUMENTS FOR VARIANCE: (attach sheet if necessary)

We will like to install a 14' x 30' fiberglass swimming pool to use for family entertainment.

16. VARIATIONS OF DEVELOPMENT STANDARDS AND/OR SUBMISSION REQUIREMENTS: (attach sheet if necessary)

N/A

17. EXPERT WITNESSES FOR APPLICANT: (when applicable)

NAME	TYPE OF TESTIMONY
N/A	

18.

AFFIDAVIT OF APPLICANT:

State of New Jersey

County of Burlington :SS

Olivia Rameriz of full age, being duly sworn according to law, on oath deposes and says, that all of the above statements and the papers submitted herewith are true.

[Signature]
Applicant to Sign Here

Sworn and subscribed before me

this 18 day of Oct., 20 21

[Signature]

ANNE-MARIE L. HELLMANN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 5/20/2024

19.

AFFIDAVIT OF OWNERSHIP:

State of New Jersey

County of Burlington :SS

Olivia Rameriz of full age, being duly sworn according to law, on oath deposes and says, that Olivia Rameriz the deponent resides at 64 Creekwood Dr in the Township of Florence in the County of Burlington and in the State of New Jersey that Olivia Rameriz is the owner of all that certain lot, piece of land situated, lying and being in the municipality aforesaid, and known and designated as number _____

[Signature]
Owner to Sign Here

Sworn and subscribed before me

this 18 day of Oct., 20 21

[Signature]

ANNE-MARIE L. HELLMANN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 5/20/2024

20.

AUTHORIZATION BY OWNER: (If any of the above owners are corporations or partnerships, the following authorization must be executed.)

To the Approving Board of the Township of Florence:

_____ is hereby authorized to make the within application.

Dated: _____

Owner to Sign Here

CERTIFICATION

Date: _____

I, _____, an authorized representative of which is a corporation, or partnership, applying to the Planning Board or Zoning Board of Adjustment of the Township of Florence for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units, or for the approval of a site to be used for commercial purposes, do hereby disclose, pursuant to the requirements of NJS A40:55D-48.1. The name and address of all stockholders or individual partners owning at least 10% of the interest in the partnership which are hereby listed as follows:

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to NJS A 40:55D-48.2)

Title _____



TOWNSHIP OF FLORENCE

711 BROAD STREET • FLORENCE, NEW JERSEY 08518-2323

PHONE: (609) 499-2525 • WWW.FLORENCE-NJ.GOV

October 7, 2021

Olivia & John Perez
64 Creekwood Dr.
Bordentown NJ 08518

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ZB 2021/12

Dear Olivia,

I have reviewed your zoning application and denied it based on the information provided. This denial is based on the impervious coverage being 35.25% where 30% is allowed. You will need to file for a bulk variance through our Land Use Board. All of the necessary paperwork is available online under documents on the Florence Township website. If you have any questions Karen Federico is the Land Use secretary and she can answer any questions about your application. She can be reached at 609-499-2525.

If you have any questions, please contact me at 609-499-2525.

Sincerely,

Theodore Lovenduski
Administrative Assistant / Zoning Officer

FLORENCE TOWNSHIP ZONING PERMIT APPLICATION

Application Fees:

Residential/Owner Occupied: \$50.00
Commercial: \$100.00

Do Not Write in This Space

Received 10/4/21 By AK
Cash _____ Check # 550 (100) Card _____
Application # 4509 Control # _____
Approved _____ Denied X Conditional _____
Reason for denial Impervious coverage
Condition of approval _____
Signature: Theresa Faust Date: 10-7-21

Block: 166.10 Lot: 7 Work Site Address: 64 Creekwood Drive
Applicant Name: Elisha Perez (Permits Coordinator) Telephone # (609) 324-9900
Applicant Address: 22 Rt 130 Email: permits@pori-designsinc.com
Yardville NJ 08502
Property Owner: Olivia Julian Ramirez Telephone # (609) 468-6879
Owner Address: 64 Creekwood Dr. Bardonia NJ 08505
Number Street City State Zip
Description of Work: Install a 14' X 30' Fiberglass pool

Prior Variance(s)? Yes ___ No / Approval Date: _____ File No: _____

STRUCTURES

Ground floor area: Existing structure _____ Proposed _____ Total _____

Height of proposed structure: _____

Setbacks for proposed work: Front _____ Rear _____ Side #1 _____ Side #2 _____

Secondary Front _____ (Corner Lots)

FENCES

Fence: Type Vinyl Height 6 ft Location Against neighbor's Fence

POOLS

Pools: Above ground _____ Inground 14' X 30' Distance from property line: Side 20' Rear 10'
Fence Height _____ Filter location _____

* For permanent pools, wall of pool shall not be located less than 6' from side/rear yard or 10' from alley/easement line.
For temporary pools, setbacks are 2' from property line.

LOT CHARACTERISTICS

Lot size: Width 86' Depth 123.74' Square Footage 10,039

Percentage of impervious lot coverage (prevents water from passing through i.e. structures, sidewalks, driveway, pool, decks, concrete patio, not pavers set in sand without cement).

Existing Lot Coverage 2819 sq.ft + Proposed Lot Coverage 720 sq.ft = Total 3539 sq.ft 35.25%

I hereby certify that I am the owner in fee of the above property or the agent of the owner with the owner's authorization to make application on his/her behalf for the proposed work. I also agree to conform to all applicable Florence Township Codes related to this project. I certify that to the best of my knowledge the information I provided on this application and supporting documentation are true and accurate. I also understand that false or misleading information is cause to revoke the Zoning Permit in addition to any construction permits issued for this proposed work.

Owner(s) in fee: Signature: Julius Ramirez Date: 10/4/2021

TOWNSHIP OF FLORENCE

VARIANCE APPLICATIONS CHECKLIST OF SUBMISSION REQUIREMENTS

TO BE FILLED OUT BY APPLICANT:

Name of Applicant: Julian + Olivia Ramirez

Location of Subject Property:

Street Address: 64 Creekwood Drive

Block: 1166-10 Lot: 7

Date Submitted to Florence Land Use Office: _____

FOR OFFICIAL USE ONLY:

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Date Received at Florence Land Use Office: OCT 18 2021 By: K Tedesco

Completeness Review By (required by both): ZB 2021/12

Complete	Incomplete	Reviewed by	Signature	Date Reviewed
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_____	_____	Board Engineer	_____	_____
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_____	_____	Board Attorney	_____	_____
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(If incomplete indicate the missing items on this form and return it to the applicant)

Date Returned to Applicant: _____

By: _____

INSTRUCTIONS

You should first obtain the "GENERAL INSTRUCTIONS FOR APPLICATIONS", from the Land Use Office. Read it carefully for a detailed explanation of the application process. Be sure that you have the correct checklist before you begin compiling your application. This checklist relates to steps 1 and 2 in the process (as described in the General Instructions) and can be used only for **variance applications**. It is your responsibility, as an applicant, to provide a complete "picture" of your application. Only after you have provided the information listed below can your application be certified as "complete" and submitted to the Planning Board or Zoning Board for their review. In some cases (indicated below), specific checklist items may be requested to be waived by checking the appropriate box under "waiver requested". Be sure that you address each of the items listed in this checklist in your application submission. Failure to do so will result in it being classified "incomplete". An "incomplete" application has no legal status.

SUBMISSION OF MATERIALS to the LAND USE OFFICE

At the time of the original submission of your application to the Florence Land Use Office, your application must be in 14 complete sets (original and 13 copies). All maps must be folded and a complete set must be sent directly to the Board's professional staff (addresses can be obtained from the Land Use Office). As noted below, the application fee is a non-waivable submission item. However, because the application fee is non-refundable, you are not required to submit the application fee until after your application is certified "complete" (and scheduled on the Board's meeting agenda).

Non-waivable Submission Items

The following items must accompany all applications at the time of the original submission. They cannot be waived. Please check the appropriate box when provided:

Provided	
<input checked="" type="checkbox"/>	Completed and signed checklist together with written justification of waiver requests, if any. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	Application Form. Original and thirteen (13) copies, completed and notarized.
<input checked="" type="checkbox"/>	Escrow fee along with the completed escrow agreement (consult with the Land Use Office for the amount and to obtain agreement form).
<input checked="" type="checkbox"/>	Certification by the Township Tax Collector that all taxes on the subject property are paid to date. Original and thirteen (13) copies.
<input type="checkbox"/> N/A	If the property is under agreement, either a copy of the agreement or a letter from the owner granting permission to seek application approval.

PLEASE NOTE: The application fee is also a non-waivable submission item; but because it is non-refundable, you may submit it after your application is certified as "complete" and scheduled on a Board meeting agenda.

Submission Items

The following items are required by ordinance to be submitted with all variance applications. You may request that a specific item be waived by marking the appropriate "waiver requested" box and providing written justification for the request. A determination on any waiver request will be made based upon the written justification that must accompany any waiver request. Waivers will be granted only for good and sufficient reason and the request to waive a major item will substantially delay the process. Please check the appropriate boxes:

Provided	Waiver Requested	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Survey of the property by a licensed New Jersey land surveyor showing boundaries and all existing structures. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A sketch plan outlining the location, nature and extent of any variances(s) requested. Original and thirteen (13) copies. <i>Proposed Pool is included on survey</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A complete "Request for Certified List of Property Owners" form (obtain from Land Use Office).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A certificate from the Zoning Officer setting forth the reasons for the denial of the zoning permit. If you have retained an attorney or planner, they may provide the written description of the needed variance(s).

"d" ("USE") VARIANCE (under C40:55D-70d) SUBMISSION REQUIREMENTS


If your application is for or includes a "d" (use) variance the following information must be provided in addition to the submission items listed above:

Provided	Waiver Requested
N/A	A written statement describing and providing legal justification for the exact proposed use requested. Original and thirteen (13) copies

APPLICANT'S CERTIFICATION

The undersigned (applicant) hereby acknowledges that the information contained herein is true and complete to the best of his/her knowledge.

Date: This 18 day of October, 2021



**TOWNSHIP OF FLORENCE
OFFICE OF THE PLANNING AND ZONING BOARDS**

TAX COLLECTOR'S CERTIFICATION

RECEIVED

OCT 18 2021

ZB 2021/12

Applicant's Name, Address and Telephone Number: Olivia Ramirez
64 Creekwood Drive, Florence NJ 08505
(609) 468-6879

Block/s: 166.10 Lot/s: 7

Street Address: 64 Creekwood Drive

Property Owner's Name, Address and Telephone Number **IF DIFFERENT FROM APPLICANT:**

I HEREBY CERTIFY THAT:

() There is due to the Township of Florence, on the above property, the following amounts:

Taxes: \$

Assessments: \$

Water and/or Sewer Charges: \$

TOTAL: \$

(X) ALL Taxes, Assessments and Water and/or Sewer Charges on the above property are paid in full.

Christine M. Swiderski
Christine M. Swiderski, Tax Collector
Date: 10/15/2021

PLEASE NOTE: This document must be completed by the Tax Office BEFORE it is submitted with the application package.

FLORENCE TOWNSHIP

ZONING OFFICER'S CERTIFICATION

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OCT 18 2021

ZB 2021/12

X ZONING BOARD OF ADJUSTMENT _____ PLANNING BOARD

Applicant's Name, Address and Telephone Number:

Olivia Ramirez, 64 Creekwood Drive, Bordentown, NJ 08505

609-923-3309

Location of Property:

64 Creekwood Drive, Bordentown, NJ 08505

Zoning Classification:

R – Low Density Residential Zoning District

Block/s: 166.10 Lot/s: 7

Type of Variance/s Required:

Hardship _____ Bulk X Use _____

Site Plan Required:

Yes _____ No X

Site Plan Waiver Requested:

Yes _____ No X

Relief is being sought from Section Numbers: 91-180.C(d) and any and all other sections as the board may require of the Code of the Township of Florence Land Use Chapter 91 to install a 14' x 30' inground pool in the rear yard of the property, which will then exceed the allowed 30% maximum lot coverage.

PLEASE NOTE: A COMPLETE APPLICATION MUST SPECIFICALLY REQUEST EACH AND EVERY VARIANCE INVOLVED IN THE PROPOSED DEVELOPMENT. IT IS THE APPLICANT'S SOLE RESPONSIBILITY TO LEARN WHAT ASPECTS OF THE PROPOSED DEVELOPMENT REQUIRES VARIANCES. RELIANCE ON COMMENTS CONTAINED IN THIS FORM WILL NOT BIND THE FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT/PLANNING BOARD AND WILL NOT EXCUSE THE APPLICANT FROM STRICT COMPLIANCE WITH THE PROVISIONS OF THE FLORENCE TOWNSHIP ZONING ORDINANCE AND THE LAND USE ACT OF THE STATE OF NEW JERSEY.

Theodore Lovenduski

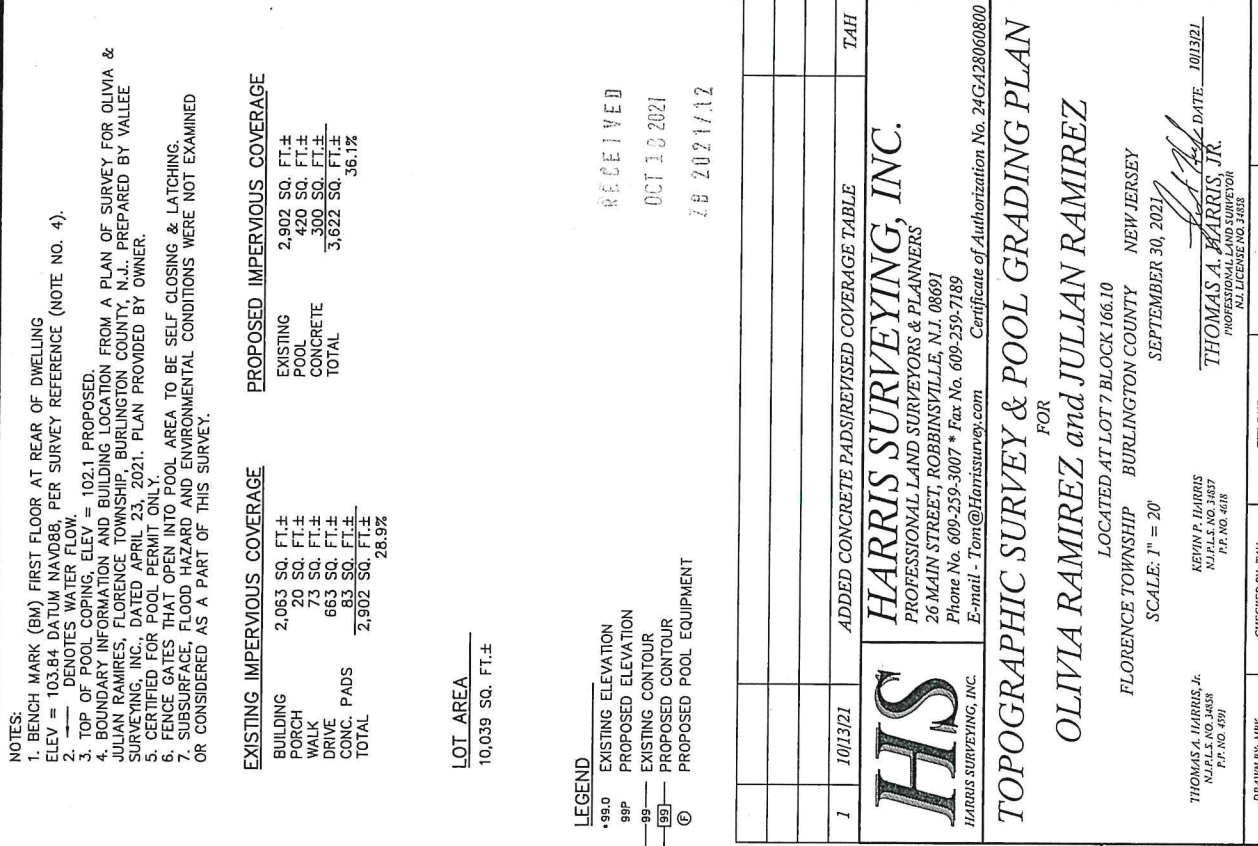
THEODORE LOVENDUSKI

Zoning Officer

10-18-21

DATE

PLEASE NOTE: THIS FORM IS PART OF YOUR APPLICATION AND THE REQUIRED NUMBER OF COPIES *MUST BE SUBMITTED* AT THE TIME YOUR COMPLETED APPLICATION IS PRESENTED TO THE BOARD CLERK.



EXISTING IMPERVIOUS COVERAGE		PROPOSED IMPERVIOUS COVERAGE	
BUILDING	2,063 SQ. FT.±	EXISTING	2,902 SQ. FT.±
PORCH	20 SQ. FT.±	POOL	420 SQ. FT.±
WALK	73 SQ. FT.±	CONCRETE	300 SQ. FT.±
DRIVE	663 SQ. FT.±	TOTAL	3,622 SQ. FT.±
CONC. PADS	83 SQ. FT.±		36.1%
TOTAL	2,902 SQ. FT.±		28.9%

LOT AREA
10,039 SQ. FT.±

LEGEND

- 99.0 EXISTING ELEVATION
- 99P PROPOSED ELEVATION
- 99— EXISTING CONTOUR
- ⑨ PROPOSED CONTOUR
- ⓔ PROPOSED POOL EQUIPMENT

ADDED CONCRETE PADS/REVISED COVERAGE TABLE		TAH
1	10113121	

HARRIS SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS & PLANNERS
26 MAIN STREET, ROBBINSVILLE, N.J. 08691
Phone No. 609-259-3007 * Fax No. 609-259-7189
E-mail - Tom@Harrisurvey.com Certificate of Authorization No. 24GH28060800

FOR
OLIVIA RAMIREZ and JULIAN RAMIREZ
LOCATED AT LOT 7 BLOCK 166.10
FLORENCE TOWNSHIP BURLINGTON COUNTY NEW JERSEY
SCALE: 1" = 20'
SEPTEMBER 30, 2021

THOMAS A. HARRIS, JR.
N.J.P.L.S. NO. 34837
P.P. NO. 4591
KEVIN P. HARRIS
N.J.P.L.S. NO. 34837
P.P. NO. 4418
THOMAS A. HARRIS, JR.
N.J.P.L.S. NO. 34837
P.P. NO. 4418
DATE: 10/13/21
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 1485

TOPOGRAPHIC SURVEY & POOL GRADING PLAN

DRAWN BY: MPK **CHECKED BY: TAH** **TITLE NO.:** **AK PG:** **JOB NO. 210038**